



Highest & Best Use Financial Feasibility Study

Indianapolis, Indiana

HSP worked with a private client in Indianapolis to conduct a highest and best use analysis through a comprehensive market and financial feasibility study for a parcel of land near Indianapolis. The Client was interested in redeveloping the 120-acre parcel to optimize the use of the land and the overall profitability of the site.

HSP studied a myriad of market and land uses that would position the development as a more dynamic and destination-oriented mix of uses. The following market uses were assessed during the highest and best use study:

- Retail and restaurant,
- Hotel and event,
- Medical and office,
- Entertainment and gaming,
- Stadiums and other sports, and
- Waterparks and other unique attractions.

HSP provided the client with a fully-documented report of findings and recommendations based on the market research, comparable and competitive development case studies, and interviews and key stakeholders and officials. HSP presented multiple scenarios and development options that held market viability and presented the financial models for each.

Client: Private Client

Time Period:

2020